

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department - Hyderabad Metropolitan Development Authority – Change of Land use from Open Space (Recreational) use zone to Residential use zone of the site in Sy.No.49 (p), 50 (p), 51, 52, 53, 54 (p), 55, 57 (p), 66 (p), 67, 68, 69, 73, 76 to 78, 82, 83, 85 to 90, 99 of Moosapet Village and Sy.No. 907 (p) of Kukatpally Village, R.R. District to an extent of Ac.15-11gts - Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.No. 292

Dated:16.07.2010.

Read the following:

1. Representation from Sri T. Anjaiah Goud & others, dated: 25.01.2008.
2. From Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Lr.No.7142/MP1/Plg/H/2008, Dated:30.01.2009.
3. From Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Lr. No.7142/MP1/Plg/HMDA/08, Dated:04.06.2009.
4. Govt. Memo No. 8334/I1/2008, Municipal Administration & Urban Development Department, Dated: 11.06.2009 and 24.08.2009.
5. From Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Lrs.No.7142/MP1/Plg/HMDA/2008, Dated: 29.10.2009, 24.04.2010. 22.05.2010 and 25.06.2010.

ORDER:

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority in the letter first read above has stated that as per the report of the Executive Engineer, North Tanks Division, I & CAD Department the FTL boundary line of Mysamma Cheruvu passes through the Sy.Nos.50,54,58,92 & 99. the remaining Sy.Nos.51,52,53,67 69,77,78,79,83,85,87,88,90 and 91 do not fall under the F.T.L. of Mysamma Cheruvu. Further in the letter No.7142/MP1/Plg./HMDA/2008, Dated:29.10.2009 it is also reported that as per the report of the S.E., HL & WBM Circle, I & CAD Department the net area which is out side the FTL and buffer and proposed road in the Master Plan is Acs.15.37 Gnts. Accordingly, draft variation to the land use envisaged in the notified Revised Master Plan 2020 issued in Government Memo 4th read above, was published in the extraordinary issue of Andhra Pradesh Gazette No. 284, Part-I, dated: 18.06.2009 as well as in the local news papers by the Mc, HMDA. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.64,44,639/- (Rupees Sixty Four Lakhs Forty Four thousands Six Hundred and Thirty Nine only) towards development charges. Government have examined the matter further with reference to the contour map and observed that surplus channel is passing through Sy.Nos.70 & 79. Hence, the draft variation is confirmed excluding the Sy.Nos.70 & 79.

The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated:22.07.2010.

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The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

T.S. APPA RAO,
PRINCIPAL SECRETARY TO GOVERNMENT(UD)

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.
The Special Officer and Competent Authority,
Urban Land Ceiling, Hyderabad. (in name cover)
The District Collector, Hyderabad District, Hyderabad.
Sf/Sc.

// FORWARDED :: ORDER //

SECTION OFFICER

APPENDIX **NOTIFICATION**

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Revised Master Plan 2020, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No. 284, Part-I, dated: 18.06.2009 as required by sub-section (3) of the said section.

VARIATION

The Site in Sy.Nos. 49 (p), 50 (p), 51, 52, 53, 54 (p), 55, 57 (p), 66 (p), 67, 68, 69, 73, 76 to 78, 82, 83, 85 to 90, 99 of Moosapet Village and Sy.No. 907 (p) of Kukatpally Village, R.R. District to an extent of Ac.15-11 gts (excluding the area falling in FTL and buffer zone of 30 mts from the FTL of Maisamma Cheruvu from the total area of Acs 22-27 Gts), Which are given in the schedule below is presently earmarked for Open Space (Recreational) use zone and 60 mts wide proposed road in the revised Master Plan issued vide G.O.Ms.No.288, MA&UD (I₁) Deptt, dated: 03-04-2008 is designated as Residential use zone and 60-mts wide proposed road, subject to following conditions that:

1. that the applicant shall pay development charges to Hyderabad Metropolitan Development Authority as per rules in force, before issue of final orders.
2. that the applicant shall pay balance processing fee to Hyderabad Metropolitan Development Authority before issue of final orders.
3. that the development charges are not paid within thirty days, the orders of change of land use will be withdrawn without any further notice.

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4. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
5. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
6. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
7. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission /development permission, and it must be ensured that the best financial interests of the Government are preserved.
8. that the above change of land use is subject to the conditions that may be applicable under the Ceiling Act.
9. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
10. that the change of land use shall not be used as the proof of any title of the land.
11. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
12. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
13. 30 mtrs. buffer zone shall be maintained from the FTL and no construction is allowed in Buffer zone.
14. The Owner/developer shall allow free flow of water from Kamunicheruvu to Maisamma Cheruvu passing through the surplus channel. The GHMC while according development permission shall insist for channelization of the surplus channel in consultation with Irrigation Authorities and insist for appropriate buffer zone area for the same.
15. No waste water shall be allowed from the site to enter into Maisamma Cheruvu and Kamunicheruvu..
16. The owner/developer shall develop the Master Plan road and area affected under road should be handed over to the concerned local authority with free of cost.
17. the applicant should submit NOC from the Collector, Hyderabad District with regard to ownership of the land /ULC e.t.c., before obtaining building permission from the GHMC.

SCHEDULE OF BOUNDARIES

NORTH: Sy.Nos. 84, 104, 100, 101/1 81 of Moosapet Village.
SOUTH: Sy.Nos. 50 (p), 58(p), 57(p), 56, 54(p), 66(p), 70, 72, 74,75 of Moosapet Village and Sy.No.907 of Kukatpally Village and Sy.Nos. 2&3 of Allapur Village.
EAST : Sy.Nos. 99, 92, 45, 49 of Moosapet Village.
WEST : Sy.No.80 of Moosapet (Bundof Kamunicheruvu)

T.S. APPA RAO,
PRINCIPAL SECRETARY TO GOVERNMENT(UD)

SECTION OFFICER